

Name: Igor Tregub

Address: 1043 Virginia, St., Berkeley, CA 94710

Phone: 510-295-8798

Email: igor@igortegub.com

Website: www.igor.vote

Current occupation: Safety Engineer

1. Motivation

Why did you choose to run for this office?

I have devoted my life to public service, to helping my neighbors, and to listening to the concerns of the community. With District 1 now an open seat for the first time in 26 years, and with the blessing of my fiancée Maritessa, I am ready to hit the ground running on the Berkeley City Council. I am the candidate in the race most equipped and experienced to handle the many challenges facing our city and our region.

I have worked with the District 1 community and local, regional, and state leaders to find solutions to these challenges and the global threat of climate change. We have partnered together on issues big and small, from securing a permanent source of affordable housing funding of \$4 million per year, to recommending funding for major infrastructure improvement in James Kenney Park and the nonprofits that call it home, to creating several National Night Out block parties in our Oceanview Community, to weeding and planting the community garden behind the Berkeley Adult School. These are all things that are important to me as a member of our community in District 1 and as an elected member of our Rent Board and Chair of the Housing Advisory Commission, Zoning Adjustments Board, and Sierra Club SF Bay Chapter.

2. Priorities

What do you believe are the major issues facing your district? The City?

A Berkeley that We Can All Call Home: Housing affordability, anti-displacement efforts, and neighborhood stabilization has been my subject matter expertise over the last 15 years, and will be my top priority if elected. As Chair of the Berkeley Housing Advisory Commission, I have made recommendations – accepted by my colleagues and the entire City Council – as to how Housing Trust Fund and Community Development Block Grant dollars should be allocated; provided leadership to the successful campaign to pass the Sierra Club-endorsed Measure U1 (a modest business license fee increase on large

landlords, amounting to about \$4 Million per year for affordable housing construction and rehabilitation projects); and successfully fought for increases to both the Affordable Housing Mitigation Fee and inclusionary housing percentage in Berkeley and elsewhere within the SF Bay Chapter's jurisdiction. I also took the deciding vote on the Berkeley Rent Board to ease the process of creating new Accessory Dwelling Units, knowing that this is a key strategy to facilitate aging in place and relatively affordable housing options for many Berkeley families. Over the last 15 years, I have worked on close to 50 separate housing policies, and many of them are now written into the Berkeley municipal code. This is the kind of leadership I hope to bring to the City Council.

Pro-environmental justice: As the Chair of the Bay Area Chapter of the Sierra Club, I've been very active in trying to stop the transport of coal and petroleum coke through District 1 to the the rest of the state as well as the proposed export of coal through the Port of Oakland. On the regional level, I've also worked to stop the transport of Bakken crude oil by rail. This is an environmental justice battle, with lower income homes disproportionately along the rail lines. Within District 1, there are also serious air quality concerns near I-80, and mitigations to clean up the air near the highway are one of my most immediate priorities if I'm elected. I strongly support the efforts of the East Bay Clean Power Alliance, of which the Sierra Club is a partner, and have provided a leadership or a support role (as needed) in boosting new community choice energy joint powers agreements that prioritize community input, union jobs, and a just transition.

Addressing inequality, raising incomes, creating jobs and fighting climate change: These are the values that have defined my entire public service career. I am the only candidate running with a long track record of fighting against displacement and for affordable housing. I fought for the \$15 minimum wage when others in the city said it was too fast and too soon. I'm directly responsible for fair wages and benefits in building construction, and I have been an activist urging the passage of numerous local and state measures to create good paying jobs. I'm a climate hawk who believes Berkeley should be leading the way to a 100% clean energy standard. I'm running for Berkeley City Council, because when Berkeley leads, the state listens, and when California leads, the world listens. Under my leadership, my dogged focus will be a fairer and more just society that recognizes the urgency for bold climate action.

What are some specific tasks (e.g. specific legislation, policies, et.) you intend to accomplish while in office?

My top priorities include addressing our homelessness and housing affordability crisis, improving employment opportunities for working and middle-class Berkeley residents, saving Alta Bates Hospital, making community college free for all Berkeley residents, creating and preserving truly affordable housing, preventing displacement - especially for working families, teachers, and our first responders - and protecting our environment.

3. Qualifications

Please give a brief summary of your background and qualifications for being a City Council member.

In 2006, I was appointed by the legendary Councilmember Dona Spring to the Berkeley Commission on Labor and two years later I became its chair. In 2008, I had the privilege of serving on the Rent Board, through which I worked on a variety of anti-displacement and housing affordability ordinances. I serve there today. I also chair the Berkeley Zoning Adjustments Board, Berkeley Housing Advisory Commission, and the nearly 40,000-member-strong Sierra Club San Francisco Bay Chapter. In addition to serving on the Rent Board, I currently serve on the Berkeley Unified School District Facility Safety Maintenance Oversight Committee, AC Transit Parcel Tax Oversight Committee, and Berkeley Climate Action Coalition Steering Committee.

Here is the record of public service listed in my ballot statement:

I have held the following public offices: Elected Commissioner, Berkeley Stabilization Rent Board; Chair, Zoning Adjustments Board; Chair, Housing Advisory Commission; Chair, Commission on Labor; City Council Rent Board 4*4 Committee; AC Transit Parcel Tax Oversight Committee; Berkeley Unified School District Facility Safety and Maintenance Oversight Committee; Vice Chair, Joint Subcommittee for the Implementation of State Housing Laws; Zoning Ordinance Revision Project Subcommittee; Berkeley Planning Commissioner; Berkeley Transportation Commissioner; Chair, Budget and Personnel Subcommittee; Safe and Sustainable Housing Subcommittee; Chair, Subcommittee on Short-Term Rentals; Chair, Community Development Block Grant Subcommittee; Vice Chair, Accessory Dwelling Unit Subcommittee; Housing Trust Fund Subcommittee; U1 Fund Allocation Subcommittee; Low-Income Housing Subcommittee; Moderate-Income Housing Subcommittee; 1281 University Affordable Housing Subcommittee; Chair, Sweatshop-Free Subcommittee; Chair, Living Wage and Earned Income Tax Subcommittee; IRA/AGA Subcommittee; Right-to-Know Ordinance Subcommittee; UC Chancellor's Joint Oversight Committee on Parking and Transportation.

Record of community service: Chair, Sierra Club SF Bay Chapter; Berkeley Climate Action Coalition Steering Committee, Transportation Working Group; National Night Out Block Captain; Mentor, East Bay College Fund

4. Land Use

What do you think are the most important land use issues facing the city today?

We demonstrate the creativity, ingenuity, and compassion of our neighborhood when we come together to craft solutions around land use. As a Councilmember representing both West Berkeley and the entire city, I hope to continue building on our legacy in this regard.

The pattern of West Berkeley development should be sensitive to the existing residents, businesses, views, habitat and all other existing features. I opposed the 2012 Measure T, which would have up-zoned this area in a way that would have been dangerous for birds and detrimental to the public's ability to enjoy public land and public views from Aquatic Park (by creating a visual wall between the park and the hills to the East).

On the other hand, along the San Pablo and University corridors, I support transit-oriented mixed-use development where ground-floor commercial space is likely to be rented, or residential or live-work units in areas where this is less likely. The ideal pattern of projects along these transit corridors and in transit nodes should be between four and seven stories (including density bonus projects), stepping back to a more neighborhood-scaled height and massing toward the rear of the parcel. As ZAB Chair, I recently helped spearhead the unanimous approval of just such a project on the corner of San Pablo and Delaware, just one block from where I live, by ensuring that my neighbors had a chance to work with the applicant to come up with a proposal that did not provide a detrimentally impact on them. Though projects of this nature in Berkeley historically have been contentious, this one was not just approved unanimously, but also not appealed – specifically because I helped set forth good processes for public input and communications between the applicant and neighbors.

In the R-1A zone where I live, I supported the neighborhood –crafted proposal to limit the height and square footage of rear units in lots that can accommodate the construction of a duplex, but allow duplexes to be approved. I later also supported the compromise proposal supported by some of the neighbors and overwhelmingly approved at the City Council to limit the height of the rear unit to 22 feet and the front unit to 28 feet, but to allow a two-story structure in both cases. This felt like an effective balancing act, which still allows for thoughtful infill development, while not needlessly inhibiting solar access on neighboring homes.

I support continued conformance with the community-developed West Berkeley Plan, which preserves Berkeley's artisanal and light manufacturing sector for small- and medium-sized businesses. As a resident of the Oceanview District (below San Pablo and just a few blocks above the mixed use residential and light industrial parcels), I love the way that hundreds of small businesses, artisans, arts and crafts practitioners, and other creative giants have been able to peacefully and symbiotically coexist with residential uses, thanks to the careful balancing act that took place in the West Berkeley Plan. For my work on the ZAB and through the Sierra Club to continue to support conformance with this plan and reject or modify uses (including master use permit applications that in one fell swoop seek to upend the years of work that went into this plan), I am supported by many original drafters of the plan (including WEBAIC founder Rick Auerbach, in his personal capacity).

The City and the University have different missions: what conflicts/challenges do you foresee on land use policy, and how would you address these?

I “cut my teeth” as an undergraduate student leader at UC Berkeley working on town and gown issues and building bridges between the student community and our neighbors. In the immediate future, the conflict I foresee is the contention that the University does not pay its fair share to the City of Berkeley in order to make up for the many impacts that it creates. As the University embarks upon a plan to create housing for the ever-increasing number of students that it continues to enroll, the solution to one problem (the already paltry number of units available to students on a budget they can afford) may beget some unique challenges around the most appropriate siting for this new housing. I would address these the way I always have - to be respectful but firm in advocating for the needs of the people I represent, invite representatives from every stakeholder organization to the table, and be empathetic, patient, and creative - and always, always be a good listener as well - when facilitating processes with an eye toward reaching agreements that everyone feels good about, or at least can live with.

What is your position on the building of housing on The People's Park?

There are currently nearly a dozen sites to build student housing that have been proposed by UC Berkeley (better late than never). I want to hear from the University why they chose People’s Park for this project. The proposal needs to be adequately evaluated, which to my knowledge, it has not been yet. People’s Park is a location of historical and contemporary significance to Berkeley, and if anything is done there, it needs to keep that legacy in mind.

5. Automobiles

What policies should the city take to reduce automobile use and make the city friendlier to pedestrians and other non-automobile transportation?

As the Sierra Club representative to the Berkeley Climate Action Coalition Steering Committee, I am absolutely passionate to supporting initiatives that reduce greenhouse gas emissions to at least meet the Berkeley Climate Action Plan targets (which we are not on track of doing) and come up with a transportation demand management plan that reduces privately owned vehicle trips, while investing in EV infrastructure and, more importantly, in walkability, bikeability, and transit accessibility.

I support parking requirements that are flexible, and allow for parking to be reduced to zero in transit-rich areas. As a member of the Zoning Adjustments Board, I have advocated for and approved several zero-parked projects. In addition, I think it is a travesty that our antiquated zoning code has parking minimum standards (which requires use permits, concessions, or, in some cases, even variances to reduce) yet no parking maximum standards. Good transit demand management policies can obviate the need to provide parking, particularly in transit-rich areas of Berkeley – which is where the majority of major housing projects are being approved and built. I strongly supported the

Green Affordable Housing package that was passed two years ago as a referral (even drafting the Sierra Club support letter for that item).

Should the city promote electric car use, and what policy and infrastructure changes would you support, if any?

As mentioned in my previous answer, I strongly support the use of electric cars, and would advocate for an increase in investment for EV infrastructure. The City has not done enough to invest in infrastructure, and we need to do more in order to make electric vehicles a reliable and viable mode of transportation. As a member of the Rent Board's Safe and Sustainable Committee, I have taken a lead role in working "across the aisle" with the Berkeley Property Owners Association to develop cost-sharing solutions between tenants and property owners who wish to install EV infrastructure, and have advocated for bills like the just-signed AB 1796, which removes the loophole that prevented interested tenants in rent-controlled apartment buildings from negotiating with their landlords to bring in EV infrastructure. We as a city must also do much better in expanding the availability of EV charging facilities in public garages and parking lots. I will be a champion on this issue, as expanding the supply of carbon emission-free vehicles is a key component of achieving our aggressive but necessary Measure G greenhouse-gas reduction targets.

6. Safety and Infrastructure

What are the most important public safety issues facing the residents of Berkeley?

We must always be vigilant about crimes of opportunity -- assaults on the street, home invasions, and the like. Property theft can quickly turn into a violent and dangerous situation to the victim. This is one reason I organized my neighborhood's National Night Out to bring neighbors together and discuss ways we can work together to keep each other safe, and it's a reason we need to encourage community policing to help all our neighbors feel comfortable interacting with law enforcement. The recent shooting at San Pablo Park also reminds us that we aren't immune to America's proliferation of guns.

Should I have the honor of serving on the Council, I will also continue my work on our soft-story ordinance to ensure that the city is forging ahead in retrofitting our housing stock to prepare for a big earthquake, as well as expanding the access of our community to important programs like Community Emergency Response Team (CERT) and availability of emergency caches in multi-family and single-family buildings alike. I played a key role in starting the important conversation among City Staff to break down silos when it comes to emergency response. See, for example, the following item that I wrote: https://www.cityofberkeley.info/Clerk/City_Council/2018/05_May/Documents/2018-05-15_Item_24_Referral_to_Develop_Comprehensive.aspx

With climate change extending the length and severity of California's wildfire season, we also need to be aware that our proximity to Tilden Park puts much of our city in a "very

high fire hazard zone.” See:

http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/alameda/Berkeley.pdf.

What kinds of programs are useful for creating a safe environment for all people?

What infrastructure should be a high priority for city management?

7. Affordable housing

What is your position on building market-rate housing versus affordable housing?

Berkeley has already exceeded its Regional Housing Needs Allocation (RHNA) for “Above Moderate” housing. While in my six years on the Zoning Adjustments Board, I have voted to approve about 3000 units of new housing, it is critical that we focus our resources, policies and attention on meeting our Very Low, Low and Moderate income housing allocations, which fall woefully short of Berkeley’s RHNA goals.

Does building mostly market-rate help or hinder affordability in Berkeley?

As I argue in the white paper I presented last year at a national conference:

“Neither sustainable communities nor transit-oriented developments are able to achieve their goals of reductions in greenhouse gases and vehicle miles traveled unless they benefit residents at a mix of incomes, including those whose household incomes are significantly below the poverty line. Much has been written about affordable housing and anti-displacement strategies, and particularly in cities with the highest cost of living not a day seemingly goes by that these issues are not hotly debated. A major portion of the debate can be summed up as whether the production of market-rate housing – which are generally unaffordable to those earning below-median household incomes – is a net positive or net negative, particularly in high-rent metropolitan areas such as New York, Washington, D.C., and San Francisco and its immediate surroundings. Does the production of new market-rate housing drive down rents in the aggregate due to heightened supply, or does this development in the short term create its own displacement (as longtime renters earning below-median income, in the absence of rent control, are gradually unable to afford rent that dramatically rises in tune with increasing property values)? The result is murky. For instance research conducted by UC Berkeley’s Anti-Displacement Project ‘shows that while market-rate housing produced in the 1990s can lower median rents in 2013, it was also related to higher levels of housing cost burden for low income households. In terms of ... displacement measures, production seems to be related to a reduction in displacement, but the effect from production in the 1990s disappears when you add production in the 2000s. How could

this be? [I]t could mean that ... really market-rate housing is not relieving displacement pressures in and of itself.”

What affirmative steps would you take to increase the availability of new or refurbished affordable housing in Berkeley?

As Chair of the Housing Advisory Commission, Chair of the Zoning Adjustments Board, and Sierra Club-endorsed Berkeley Rent Board Commissioner, my track record on the environment and housing affordability includes the following accomplishments (this is a partial list):

- **Strengthening Berkeley’s inclusionary housing ordinance and Affordable Housing Mitigation Fee to be among the leading policies in the nation;**
- **Helping develop and pass Measure U1, which provides an additional approximately \$4 million of Housing Trust Fund money per year;**
- **Developing the Berkeley Housing Bond on the November 2018 ballot, as well as campaigning for similar measures, including Alameda County Measure A1 in November 2016 and the Emeryville housing bond measure in June 2018 (while continuing to work to develop a more progressive funding instrument than bonding for affordable housing).**
- **Leading efforts to develop an optional Green Model Lease and incentivize property owners to adhere to LEED, GreenPoint, GreenTrip, or other environmental quality and energy reduction standards;**
- **Crafting policies to incentivize the development of and funding for various affordable housing options, including traditional 100% affordable housing, Accessory Dwelling Units, Limited-Equity Housing Cooperatives and other options that lend themselves well to a scattered sites policies; Tiny Homes; co-housing and house sharing models; and others;**
- **Helping develop and passing one of the first Tenant Protection Ordinances in the nation;**
- **Spearheading the approval of thousands of units of new housing, while ensuring that developers pay their fair share of impact fees or housing affordability requirements and, where feasible, asking for additional community benefits for publically accessible open space, project labor agreements with local hire, and parking reductions / transportation demand management programs (including several zero-parking projects approved under my leadership);**
- **Revising Berkeley’s Relocation and Demolition Ordinances, and working with the Disaster and Fire Safety Commission to adopt resiliency and adaptation standards and planning for rebuilding in the event of a major earthquake or other disaster;**

- **Through an inside-outside strategy, championing Berkeley's compliance with the Soft-Story Ordinance, which requires tenant notification and mandatory retrofits of seismically unsafe multifamily housing.**

These are just some of the efforts that I will continue to champion on the Berkeley Rent Board City Council.

Are there any particular demographics that you would target for this housing?

We should focus on populations that have been traditionally underserved for this kind of housing - including seniors, families, students, those in need of workforce housing, veterans, and formerly unhoused neighbors - but not at the cost of targeting for other demographics as well. Every new unit of housing at a cost that everyday people can afford can help ensure a roof over the heads of one more family or individual.

Are there any particular neighborhoods that you would target for this housing?

As a matter of equity, we need affordable housing throughout Berkeley. The Downtown, South, and West Berkeley have lent themselves to new affordable housing projects due to their relative proximity to transit options and other resources, but the hills should not be left out when exploring opportunities for new housing. I have devoted many years to finding opportunities for affordable housing

Do you think Berkeley can/should tackle gentrification? If so, how?

It is critical that we tackle gentrification, and I believe we can! As I argued in a recent Daily Californian article on the subject:

"Igor Tregub, Chair of the Housing Advisory Commission, said the city of Berkeley started to put more of an emphasis on affordable housing within the last three years. Tregub added that he thinks the city is doing as much as they can with the minimal federal and state funding they have.

According to Tregub, the city has passed several measures to help low-income community members, including a ballot measure that increased compensation to a tenant during an owner move-in eviction and a tenant protection ordinance that allows tenants to go to court against their landlord if they feel their landlord is trying to displace them.

Tregub said although he is optimistic to see the efforts that both the city and the campus will make in terms of affordable housing displacement, there are still many measures to be made."

These measures - including further steps toward enhancing the enforcement and enforceability of anti-displacement tools like the Tenant Protection Ordinance, Relocation Ordinance, and Demolition Ordinance and creating a Department of Equity in our city that will help guide all of the Council's decisions from an equity lens - are what I want to focus on if elected to the City Council.

Do you support land value capture and should the City ask for a share in the increase in land value that results from upzoning?

Absolutely. As I argued in a white paper that I presented to a national audience last year:

“Neither sustainable communities nor transit-oriented developments are able to achieve their goals of reductions in greenhouse gases and vehicle miles traveled unless they benefit residents at a mix of incomes, including those whose household incomes are significantly below the poverty line. Much has been written about affordable housing and anti-displacement strategies, and particularly in cities with the highest cost of living not a day seemingly goes by that these issues are not hotly debated. A major portion of the debate can be summed up as whether the production of market-rate housing – which are generally unaffordable to those earning below-median household incomes – is a net positive or net negative, particularly in high-rent metropolitan areas such as New York, Washington, D.C., and San Francisco and its immediate surroundings. Does the production of new market-rate housing drive down rents in the aggregate due to heightened supply, or does this development in the short term create its own displacement (as longtime renters earning below-median income, in the absence of rent control, are gradually unable to afford rent that dramatically rises in tune with increasing property values)? The result is murky. For instance research conducted by UC Berkeley’s Anti-Displacement Project “shows that while market-rate housing produced in the 1990s can lower median rents in 2013, it was also related to higher levels of housing cost burden for low income households. In terms of ... displacement measures, production seems to be related to a reduction in displacement, but the effect from production in the 1990s disappears when you add production in the 2000s. How could this be? [I]t could mean that ... really market-rate housing is not relieving displacement pressures in and of itself.”

Land-value recapture is a contemporary way to deal with this problem. Five core principles of the land-value recapture model that are being proposed or, to varying extents, utilized in Berkeley, California are as follows:

- 1) A city should accommodate its “Regional Fair Share”[1] of housing;**
- 2) To maintain the existing quality of life in the city, development should pay for all the impacts it generates whenever feasible (including those of any potential of displacement created by the production of new market-rate development);**
- 3) It is landowners who benefit from the general growth of the region and the city – and especially from plan or rezoning changes that increase the value of their properties;**

- 4) It is only fair that the city recapture a portion of those increases in land value for community benefits; and
- 5) It should be the city's goal to seek the highest possible level of community benefits without making the proposed development financially infeasible.[2]

Some of the best practices involved in optimizing the efficiency of land-value recapture are as follows:

1. **Market expectations and land values.** The value of the land potentially underlying the market-rate development generally increases based on the expectation that a local plan that would improve development potential of the land will pass through a city council or by voter ballot measure. Thus, to lower the land value increases and increase land value recapture, landowners and developers should be warned by cities that land value recapture will be in effect once a plan is implemented.[3]
2. **Economic cycles and impact fee levels.** As a Berkeley white paper on land value recapture states, "The real estate market, following the up and downs of the economy, is of a cyclical nature. Fees adopted at a particular point of the real estate cycle might become too burdensome during a recession and inadequate during a boom." [4] Tying all fees to an economic index (such as the Construction Cost Index or the retrospective price index for private fixed investment in new structures that is issued by the U.S. Department of Commerce's Bureau of Economic Analysis) will ensure for posterity that the fee level at any given time is a sound economic decision and not a political one.
3. **Inclusionary housing, plan changes, and land value recapture.** Inclusionary housing refers to housing that is included "on site" as part of the market rate development. Usually, this is required by a city ordinance (as it is economically disadvantageous for market-rate developers to voluntarily rent out a unit at less than the market will bear, which, in high-cost areas, can be quite a bit). In 2017, recognizing that lower-income housing was not keeping pace with its Rental Housing Needs Assessment goals, the City of Berkeley increased its inclusionary housing requirement to 20% of the total units on site in market-rate developments of 5 units or more [5] (although a 2009 California Superior Court decision has also been interpreted to require that municipalities can give developers the option to pay an affordable housing mitigation fee in lieu of building the inclusionary units). [6]

Ideally, in order to promote equity and "socioeconomic mixing," the creation of new inclusionary housing units should be provided with a mix of different income levels. The maximum amount of on-site affordable units should be provided as what is allowable by a nexus study (which most cities have either completed or are in the process of conducting now). These units should be at a mix of various levels of affordability, including extremely low income (30% of Area Median Income (AMI) or below), very low income (50% AMI or below), low income (51%-80% AMI), and moderate income, or

“workforce housing” (81-120% AMI).[7] The affordable units should be interspersed throughout the building, including some on the upper floors.

When a municipality up-zones a property or zones a parcel for greater height or density, the associated land value increases. The land value recapture white paper argues that part of that value can be recaptured for affordable housing or other community benefits either through negotiation on a project-by-project basis or a holistic planning area approach.[8] The latter is approach is recommended as it ensures certainty for both the developer and the community, reduces staff time, and can remove possible vitriol from a public process.

4. **Development Fees for Other Community Benefits and Public Infrastructure.** Many California cities have adopted Development Impact Fees (DIFs) that compensate for some or all of the costs of growth. According to the aforementioned white paper, “the City of San Diego adopted DIFs in 1979. In the “urbanizing” areas developers pay for all costs of growth - including freeway interchanges - based on the plan for a specific community. These cost are based on Planning Standards (number of acres of parkland for 1000 new residents, for example)...” The white paper goes on to suggest this as a best practice in Berkeley, which does not currently have one, positing that “More development without concurrent building of infrastructure and public facilities can only lead to a lowering of the quality of life in [the city].”[9]

[1] “Regional fair share” refers to these are numbers proposed by regional agencies such as the Association of Bay Area Governments. Not all municipal or regional entities will have similar voluntary or required targets. Final Regional Housing Need Allocation Adopted. 2014-2016. Accessed April 8, 2017.

<http://abag.ca.gov/planning/housingneeds/>.

[2] Calavita, Nico, Rob Wrenn, Neal Mayer, Marian Wolfe, and Tim Frank. *Current and Potential Impact Fees - City of Berkeley*. Working paper. Berkeley, CA: The "Fees Group", 2015. 2.

[3] Calavita, Nico, Rob Wrenn, Neal Mayer, Marian Wolfe, and Tim Frank. *Current and Potential Impact Fees - City of Berkeley*. Working paper. Berkeley, CA: The "Fees Group", 2015. 3.

[4] Calavita, Nico, Rob Wrenn, Neal Mayer, Marian Wolfe, and Tim Frank. *Current and Potential Impact Fees - City of Berkeley*. Working paper. Berkeley, CA: The "Fees Group", 2015. 3.

[5] Raguso, Emilie. "Despite concerns about lack of data, Berkeley votes to increase developer fee." *Berkeleyside*. June 30, 2017. Accessed July 15, 2017.

<http://www.berkeleyside.com/2017/06/30/despite-concerns-lack-data-berkeley-council-votes-increase-developer-fee/>

[6] "Court Rules L.A. Inclusionary Housing Mandate Violates State Law." *California Planning & Development Report*. August 20, 2009. Accessed April 9, 2017.

<http://www.cp-dr.com/articles/node-2401>.

[7] "Income Limits | HUD USER." Income Limits | HUD USER. March 28, 2016. Accessed April 9, 2017. <https://www.huduser.gov/portal/datasets/il.html>.

[8] Calavita, Nico, Rob Wrenn, Neal Mayer, Marian Wolfe, and Tim Frank. *Current and Potential Impact Fees - City of Berkeley*. Working paper. Berkeley, CA: The "Fees Group", 2015. 4-5.

[9] Calavita, Nico, Rob Wrenn, Neal Mayer, Marian Wolfe, and Tim Frank. *Current and Potential Impact Fees - City of Berkeley*. Working paper. Berkeley, CA: The "Fees Group", 2015. 5.

Do you support SB 827?

SB 827 gives commercial property owners and developers a windfall increase in density without requiring any community benefit in return and without adequate protections against demolition of existing housing. SB 827 would allow construction of 7 story buildings (55' plus a 35% density bonus) on residential streets in much of South, Central and West Berkeley, with even greater height allowed on commercial corridors (85' plus a 35% density bonus). It would have little impact on the hills.

No. As the Chair of the Sierra Club SF Bay Chapter, I withstood enormous pressure from developers and their supporters to effectively stop this blunt-force approach to local zoning that had no regard for eviction protections, land-value recapture, or environmental regulations like CEQA.

8. Rent Control

How important is it to keep Berkeley's form of strong rent control and eviction protections?

It is vitally important. This is why I strongly support Proposition 10 (Costa-Hawkins repeal). As a member of the Berkeley Rent Board, I have seen firsthand the effects of Costa-Hawkins on the destabilization of neighborhoods and displacement of families from communities where they grew up. It is important to point out that repealing Costa-Hawkins will not institute statewide rent control; rather, it will allow local and county jurisdictions to do what they used to be able to do prior to 1995, when Costa-Hawkins was passed: exercise their local control to develop housing affordability and anti-displacement solutions that meet the unique needs of their respective jurisdictions. In addition to support Prop 10, I am also supporting the ability of Berkeley to craft its own policies, which include distinguishing between small property owners and large, corporate landlords and management companies (e.g., for the purposes of the kind of buy-out fees that each has to pay to the tenant in the event of an owner move-in eviction). In Berkeley, I helped craft some of the strongest anti-displacement laws in the nation (including the Tenant Protection Ordinance and revisions to the Relocation and Demolition Ordinance) and will continue to champion this issue.

How important is keeping an elected rent board?

Very important. As a Rent Board Commissioner, I know that the independence exercised by the Rent Board enables us to do what we can to stabilize rents without political interference. We work directly for the people who elected us.

Do you support any candidates for the Berkeley Rent Stabilization Board?

If so, which one(s) and why?

I always support the slate chosen by the democratic process of the Berkeley Tenants Union. This year, that's the Community Power Slate: Maria Poblet, Soli Alpert, John Selawsky, James Chang, and Paola Laverde. All of them have endorsed my campaign.

What is your position on the effects of Costa-Hawkins on the affordability of Berkeley units?

Costa-Hawkins is a major contributing factor to our housing affordability crisis. We've gone three decades without new rent stabilized units. I support repealing Costa-Hawkins and reinstating the kind of strong rent control that Berkeley used to have prior to the mid-1990s.

Do you support Proposition 10, the repeal of Costa-Hawkins?

I strongly support Prop 10 and have been campaigning around the region to repeal it. I'm in conversations with the campaign to distribute their literature as I go door-to-door.

9. Homelessness

What do you think can and should be done about "Homelessness" here in Berkeley?

We need lasting and compassionate solutions to help Berkeley's unhoused community. Working with encampment leaders, the City needs to identify locations that balance the dignity of shelter without harassment and the safety and peace of mind of campers and their neighbors. It helps everyone to have on-site hygiene facilities and ready access to services like home and job placement, basic medical care, and mental health and substance treatment services.

At the present time, we know that there simply aren't enough shelter beds to accommodate our homeless population. That's why I've been strongly supportive of the Berkeley Way transitional housing project, tiny homes, and emergency shelters, including, with community input, a permanent year round shelter.

As a member of the Berkeley Homelessness Task Force, I provided a series of recommendations to the Berkeley City Council two years ago. Several of these recommendations have recently been acted upon, but there is so much more that has to be done. Every night, Berkeley's District 1 is where over a quarter of Berkeley's nearly 1000 unhoused community members go to sleep. I will not rest until all of them have a place that they, too, can call home.

What is your position on the Police raids on homeless encampments?

Encampment raids should be an action of last resort. I support a dialogue between camp leaders and city support staff and police to identify and address problems before they get out of hand. Most people in encampments are just looking to live their lives undisturbed, and strong communities can be formed there, Encouraging and rewarding accountability and leadership within encampments is the best way to prevent raids, while our ultimate goal needs to be to house as many people as possible while ensuring safety for campers and neighboring residents. I support the development of a homeless code of conduct; until everyone who is in need of permanent housing can be placed into housing they can afford, everyone who abides by reasonable community standards and self-regulates would be allowed to remain in place without being disturbed in locations that can safely accommodate them.

What is your position on the evictions of houseless RV dwellers in the Berkeley marina?

I strongly opposed Measure S - the sit-lie ordinance proposed in 2012 - and the forced removal of RVs from the West Berkeley Marina.

Do you think the Pathways Project is a good use of city funds?

The Pathways Project is an important lifeline for unhoused neighbors who need help finding employment, treatment, and/or stabilized housing. However, at a time of immense need for housing, it only houses 45 residents at any given time (though BACS, in my opinion, is doing a good job of finding permanent housing solutions for as many of them as possible). As a Councilmember, I would encourage my colleagues to learn from this experience in order to reduce the high per-capita costs of investing in this project and coming with more cost-effective solutions that can serve a greater amount of individuals.

Have you made an effort to talk to the homeless and listen to their priorities?

On a daily basis. Solutions start with understanding and empathy. Several unhoused members of the Berkeley community serve on my kitchen cabinet or volunteer their time. Some of the best proposals on how we can tackle homelessness have come from presently or formerly unhoused individuals who proposed them to me.

What essential services should be a high priority for the homeless?

Shelter space and long-term permanent housing assistance, a system in place to identify homeless families with children early, services to help find and retain employment, basic hygiene support, storage lockers to prevent theft, judgment-free support for the victims of assault or other crimes, services to help with mental health and substance abuse

issues, educational services, and an awareness of the unique issues facing homeless people who are LGBTQ and/or veterans.

What long term city priorities can be made to meet their needs that are independent of regional, state or federal funding?

Housing affordability, anti-displacement efforts, and neighborhood stabilization has been my subject matter expertise over the last 15 years, and will be my top priority if elected. As Chair of the Berkeley Housing Advisory Commission, I have made recommendations – accepted by my colleagues and the entire City Council – as to how Housing Trust Fund and Community Development Block Grant dollars should be allocated; provided leadership to the successful campaign to pass Measure U1 (a modest business license fee increase on large landlords, amounting to about \$4 Million per year for affordable housing construction and rehabilitation projects); and successfully fought for increases to both the Affordable Housing Mitigation Fee and inclusionary housing percentage in Berkeley and elsewhere within the SF Bay Chapter’s jurisdiction. I also took the deciding vote on the Berkeley Rent Board to ease the process of creating new Accessory Dwelling Units, knowing that this is a key strategy to facilitate aging in place and relatively affordable housing options for many Berkeley families. Over the last 15 years, I have worked on close to 50 separate housing policies, and many of them are now written into the Berkeley municipal code. This is the kind of leadership I intend to bring to the City Council.

Berkeley has already exceeded its Regional Housing Needs Allocation for “Above Moderate” housing. While in my six years on the Zoning Adjustments Board, I have voted to approve about 3000 units of new housing, it is critical that we focus our resources, policies and attention on meeting our Very Low, Low and Moderate income housing allocations, which fall woefully short of Berkeley’s RHNA goals. There is no single, simple solution to increasing affordable housing in Berkeley. In addition to focusing on affordable housing in all development/housing policy considerations, I support all of the following measures, and more, to increase affordable housing and housing for the homeless in Berkeley:

- I helped develop and will vigorously campaign for both Berkeley’s \$135 Million housing bond and a real estate transfer tax on the top third of real estate transfers in assessed value (which will fund additional mental health and supportive services) on the November ballot

- I have long supported adopting the highest *feasible* Affordable Housing mitigation fee recommended by a current Nexus Study. Through the Housing Advisory Commission, I have long advocated indexing future fee levels to an economic barometer such as the California construction cost index, so that in the future these decisions become economic rather than political in nature. In addition, I have long advocated and, through the Council, will explore allowing developers to opt into providing alternative but equivalent inclusionary proposals, which allow them to explore providing extremely low

income or workforce (80-120% AMI housing) in addition to low and very low income units.

- I helped champion a strengthening of Berkeley's inclusionary policy, which now requires at least 20% affordable housing in all large developments in Berkeley, 8 as an alternative to payment of the Mitigation Fee. The "Green Pathway" permitting scheme requires 30%, but no developer has elected to permit under this scheme. It is possible that in some cases an even higher percentage might be feasible, as was recently implemented in San Francisco.

- I championed and campaigned for the successful Landlord Windfall profits tax as proposed by the Community/City Council, that will result in increased funding flowing into our Affordable Housing fund

- I will consider adoption of an alternative "local" Density Bonus scheme, similar to legislation adopted in Emeryville, to further incentivize the production of affordable housing. As the Vice Chair of Berkeley's Joint Subcommittee on the Implementation of State Housing Laws (which I long advocated to start and was recently started), I am also working closely with staff and the Council to develop numerical and objective density standards, which would make the calculation of density bonus units a less political and subjective decision.

- Other features of our Zoning Code may tend to facilitate or hinder the building of affordable projects. Working with Affordable housing builders, we may need to refine our zoning code to better support the building of affordable housing. Through the previously described committee, I am championing a priority of the City Council – streamlining projects that are at least 50% affordable.

- I will seek to create a regional commercial linkage fee that results in a pool of affordable housing monies available to all cities

- I will approach technology and other industries that have expanded in the past several years and inadvertently contributed to this housing crisis. I welcome the new jobs and prosperity for our region, but believe local companies that are experiencing rapid growth and soaring profits should help mitigate the "unintended consequence" of extreme housing shortages, displacement, and overextended transit systems.

- I support robust increases in the minimum wage, which should push wage scales up across the board, helping workers afford housing and transit. I also think that it is a disservice to working families that the vast majority of building and construction trades cannot afford to live in many of the market-rate Berkeley projects that they are building. Though state law prohibits charter or general law cities from requiring that privately-funded projects include union labor, local hire, and/or project labor agreements, I am committed to working with the Alameda County Building Trades Council to develop a workable policy that strongly incentivizes these and other high road agreements through such measures as alternative concessions, fee waivers, or expedited approvals (while still ensuring that a meaningful public process is maintained).

I will continue to campaign vigorously to repeal Costa-Hawkins and pass Prop 10 as well.

10. Food Policy

What policies would you support to re-localize our food system?

In my Sierra Club and Berkeley Climate Action Coalition leadership roles, I have supported all kinds of recent efforts to re-localize our food system, including easing opportunities for urban agriculture; expanding community gardens; approving projects with rooftop gardens while writing in conditions that ensure the broadest possible access to members of the public who wish to learn from or even participate in the efforts of farming and distributing the food that is grown there; and approving jewels of the community like Urban Adamah - a state-of-the-art urban farm in District 1. My kitchen cabinet consists of supporters of localized and cooperative food systems such as Christina Oatfield, a staff attorney with the Sustainable Economies Law Center, and I hope to learn from them about other policies that I could champion on this front.

Do you support labeling of GMO foods, similar to Vermont's law?

Yes.

11. National Policy Statements

Should the Berkeley City Council take positions on national and international issues?

Yes. Berkeley is one of the only cities in America with a commission devoted to finding ways we can promote peace: the Peace and Justice Commission. I can promise you that my appointee to the Commission will be someone with a proven track record of advocating for human rights and peace.

One of the most direct ways we contribute to a more just world is by being a welcoming sanctuary for refugees and asylum seekers.

Yes, the Council can pass all manner of resolutions that I would support around issues of war and peace or supporting or condemning federal policy, but our greatest impact is to continue making Berkeley a place where the victims of and opponents to war, and those making a difference nationally, can live in peace and organize for change.

12. Police

The trend in recent years has been for state and local law-enforcement agencies to procure military-grade weapons as well as high-tech surveillance equipment (drones, among others), and to adopt military-style tactics and training. This is generally but not exclusively under the aegis of Urban Shield, UASI, and NCRIC.

Do you agree with the recent Berkeley City Council vote to allow Police to participate in Urban Shield for 2018?

I disagree with the recent City Council vote to continue participating in Urban Shield, and I'm committed to developing a local training program for emergency preparedness that would negate the need for our city to participate in this program going forward.

Do you think participation in this training competition should be determined by the City Council, the City Manager, or the Berkeley Police Department?

The City Manager and BPD should provide input, but it is ultimately a City Council decision.

Do you think the Berkeley City Council should sign MOUs (memorandums of understanding) with NCRIC (Northern California Regional Intelligence Center), with ICE (Immigration and Customs) and with UASI (Urban Area Security Initiative)?

I helped develop, advocated for, and strongly support Berkeley's sanctuary city policy - as well as legislation like SB 54. Neither Berkeley nor any public entity should not be assisting ICE with deportations.

How should Berkeley balance the right to privacy against police interest in surveillance equipment?

At an increasingly fraught time when we face numerous incursions on the right to privacy, I would very carefully evaluate any contracts or requests to purchase surveillance equipment. Berkeley should follow its existing mandates like the Precautionary Principle when evaluating these purchases or agreements.

What is your position on the Police Review Commission (PRC) Charter Amendment (item 70 on the July 24 agenda) that the Council is considering for the 2018 ballot?

I support the Berkeley Charter Amendment. See: <https://www.berkeleyside.com/2018/08/07/opinion-city-council-should-place-charter-amendment-for-a-new-berkeley-police-commission-on-ballot>

Do you favor creating a PRC that is independent of City Manager control?

I support the Berkeley Charter Amendment, which provides for a PRC with this kind of independence. See: <https://www.berkeleyside.com/2018/08/07/opinion-city-council-should-place-charter-amendment-for-a-new-berkeley-police-commission-on-ballot>

13. Race

Do you support The Movement for Black Lives Platform?

I believe Black Lives Matter and support the spirit of the Movement for Black Lives Platform. There are a lot of good ideas here to roll back systematic racism and address inequities in our society. However, there are a handful of policies contained in this platform that I have questions about. For example, I support police body cameras and think they help promote more responsible policing and greater trust between police and the

community. I also don't think it's realistic or good policy to say we should end ALL deportations, as there are genuinely dangerous people that we don't want in our country. Nevertheless, I support the vast majority of what is in the platform and have a proven track record, through the solidarity rallies I have joined, of fighting for racial justice.

Is there anything that you have personally done to help your understanding of problems with racism and white supremacy in our society?

Ever since coming to this country as a ten-year-old boy and shortly after reading the Autobiography of Malcolm X from beginning to end, I have constantly striven to understand the problems of racism and white supremacy and learn how I can be part of both individual and collective solutions to break their vicious and pernicious cycle. I proudly participate as a longtime Bay Chapter Councilmember of Bend the Arc: A Jewish Partnership for Justice - which has over the years stood in close solidarity with frontline communities. Earlier this year, I traveled with that organization to participate in a sit-in and sing-in under the U.S. Capitol's Rotunda with hundreds of Jewish Rabbis and thought leaders, as we called on members of Congress to pass an immigration policy that protects families, DREAMers, and DACA recipients. For my work working across demographic lines and bringing people together, I have received several awards - including a Certificate of Congressional Recognition from Congresswoman Barbara Lee for organizing a Foreclosure Prevention Resources Workshop in Berkeley and a Certificate of Assembly Recognition from Assemblymember Tony Thurmond for being a founding member of the Black Young Democrats of the East Bay (I was the regional director that helped not only this organization, but several Latinx and API organizations, get off the ground as well. Through the Sierra Club, I have not only taken on environmental justice issues locally and statewide, but oversaw a transformation of my local Sierra Club group and chapter to ensure that the diversity, equity, and inclusivity of our policies and leaders reflects California's own diversity in a way that has been unprecedented at any other time in the Sierra Club's history. In 2017, with organizations like Bend the Arc, I helped organize a multi-racial, peaceful response to the message of the alt-right that wanted to come to Berkeley. I am a Jewish immigrant from the Ukraine whose life partner is an immigrant from the Philippines and the daughter of a farmworker. We hope to start a family, and our children will be multi-racial. I am extremely motivated to continue combatting the problems of racism and white supremacy in our society.

14. Climate Change

What specifically will do you think Berkeley needs to do locally to fight climate change?
To make Berkeley a zero carbon city?

I have been closely involved with the Sierra Club over the last eight years, including in the following roles: San Francisco Bay Chapter Chair and Vice Chair; Northern Alameda County Group Conservation Chair; and California/Nevada Regional Conservation Committee Secretary. Through these roles, I have not just represented the chapter to

various statewide and national bodies, including a recently held meeting with the EPA Regional Administrator on environmental justice concerns; organized labor (I have a close working relationship with the Alameda County Building Trades, SEIU Local 1021, California Nurses Association, and many others due to our work on shared priorities); and umpteen meetings with local, regional, and statewide legislative leaders and fellow environmental advocates. I also represent the Sierra Club on the Berkeley Climate Action Coalition (BCAC) Steering Committee and am a regular participating of both the BCAC Transportation and Community Choice Energy Working Groups.

In my professional life, I am an engineer who provides oversight over the management and operation of the Lawrence Livermore National Laboratory, with a particular emphasis on its conformance with environmental, health, and safety regulations. I have participated in the development of Environmental Impact Statements and other NEPA-mandated documents and last year was involved with a nonproliferation and clean energy mission in Kazakhstan, through which I managed to (even in the Trump era) publish a white paper on solar, wind, and other renewables in a journal that was presented to attendees of a world exposition on clean energy in Central Asia. “After hours,” I participate in Indivisible Berkeley’s Science and Environment Team, which, along with fellow current and former federal scientists and engineers, is one of the last lines of defense to prevent agencies from doing really horrific things on the environment under the Trump Administration.

As Chair of the Housing Advisory Commission, Chair of the Zoning Adjustments Board, and Sierra Club-endorsed Berkeley Rent Board Commissioner, I’ve led efforts to develop an optional Green Model Lease and incentivize property owners to adhere to LEED, GreenPoint, GreenTrip, or other environmental quality and energy reduction standards.

I strongly support low-carbon housing. If given permission by Councilmember Hahn, I would like to support her in her efforts to champion her “Deep Green” building code initiative for Berkeley. The proposed code, which is voluntary and incentive-based at first, with selected elements becoming mandatory over time, will be one of the greenest, most ethical, non-toxic and Zero Net Energy (ZNE) building codes in America. The Deep Green code addresses ZNE, the Embodied Energy in building materials, toxics, responsible sourcing, and water conservation.

In addition, I have been working – through the Rent Board as well as the Sierra Club and Berkeley Climate Action Coalition, where I serve on the Steering Committee – to build upon the currently voluntary-based Berkeley Energy Savings Ordinance (BESO). While making this a voluntary effort was driven by political pressure from powerful stakeholders like the real estate community, over time – in order for us to truly start meeting our city’s Measure G and Climate Action Plan goals for greenhouse gas and energy reduction – we must work to begin mandating elements of it. Though we don’t always agree, I have a strong working relationship with stakeholders like the real estate community. I hope to work with them on meaningful reforms to this and other efforts.

I support parking requirements that are flexible, and allow for parking to be reduced to zero in transit-rich areas. As a member of the Zoning Adjustments Board, I have advocated for and approved several zero-parked projects. In addition, I think it is a travesty that our antiquated zoning code has parking minimum standards (which requires use permits, concessions, or, in some cases, even variances to reduce) yet no parking maximum standards. Good transit demand management policies can obviate the need to provide parking, particularly in transit-rich areas of Berkeley – which is where the majority of major housing projects are being approved and built. I strongly supported the Green Affordable Housing package that was passed two years ago as a referral (even drafting the Sierra Club support letter for that item). I have also long advocated for housing over parking on Berkeley Way and built a coalition comprising some unlikely allies – including the Housing Advisory Commission, Rent Board, Sierra Club, East Bay Housing Organizations, and East Bay for Everyone to write to the Council and suggest reducing parking on that project as much as possible. (See <http://www.berkeleyside.com/2018/01/29/opinion-dont-require-underground-parking-berkeleys-ambitious-housing-project-homeless>).

While unfortunately this was not done, our efforts were key toward getting a clear commitment from the city to separate the funding mechanism for the housing and wraparound supportive services portion of the building from the subterranean parking portion (most importantly, getting assurances that funding reserve for housing would not be commingled to pay for parking). Through the Zoning Ordinance Revision Project – a committee on which I am currently a member – and, hopefully, on the City Council, I have been and will continue to be a champion for transit-oriented development.

15. Berkeley Ballot Measures

What are your positions on the Berkeley Ballot Measures?

\$135M Affordable Housing Bond? **Strongly support. When I go door-to-door, I encourage voters to support it.**

Police Commission Charter Amendment? **It is not on the ballot in 2018, but I support it. See: <https://www.berkeleyside.com/2018/08/07/opinion-city-council-should-place-charter-amendment-for-a-new-berkeley-police-commission-on-ballot>**

Amending the Rent Control Ordinance to Cover Newer Buildings? **Support. Though I have reservations about last-minute changes by the City Council that weakened our recommended Rent Board proposal, on balance, I still feel that this is an important measure to support and join Green Party leaders like former Rent Board Chair (and the measure's ballot signatory) Lisa Stephens in doing so.**

16. State Propositions

What are your positions on State Propositions?

Prop 1 Housing bonds? **Support.**

Prop 2 Bonds for homeless prevention housing? **Support.**
Prop 3 Water/Environmental bonds? **Oppose. I stand with the Sierra Club, League of Women Voters, and Food and Water Watch.**
Prop 4 Bonds for children's hospitals? **Support.**
Prop 5 Homebuyers transfer tax assessment? **Oppose.**
Prop 6 Repeal of fuel tax and vehicle fee increases? **Oppose.**
Prop 7 Permanent Daylight Savings? **Support.**
Prop 8 Dialysis Clinic Refunds? **Support. I stand with labor in supporting this.**
Prop 10 Repeal of Costa Hawkins? **YES YES YES!**
Prop 11 Ambulance workers on call? **Oppose.**
Prop 12 Bans sale of meat from confined animals? **Support.**

17. Endorsements

a. Whom do you support for State Assembly District 15? **Jovanka Beckles.**
b. Are you endorsing anyone else in your own race, considering that we have instant runoff voting? Who has endorsed you? **No, at least not at this time. I am open to re-considering this decision as the campaign evolves.**

18. Campaign Financing

Will you obtain public financing for your campaign?

I'm the only candidate in District 1 who actively and publicly campaigned for public financing when it was on the ballot in 2016. At the beginning of my campaign for city council, I went back and forth on whether to apply, but it turns out a \$100 loan I gave to my campaign precluded me from seeking public financing anyway. I'm grateful to have received money from nearly 200 individual donors as well as from several labor unions — a demonstration of the grassroots support behind my campaign. I am also the only major candidate in this race who has pledged not to take corporate PAC money or funding from developers doing business in Berkeley - doing so is not only unethical, but would pose a clear conflict of interest with my role as chair of the Berkeley Zoning Adjustments Board.

19. Health Care

Do you oppose Sutter Health's plans to close Alta Bates?

Strongly opposed. I've been involved in the Save Alta Bates Campaign from the beginning. With the loss of Doctors Hospital in San Pablo, so many communities are relying on Alta Bates Hospital. I am working closely with Mayor Arreguin to develop a "Hospital Overlay Zone," which would designate Alta Bates as a community use, thereby protecting it from demolition. I am also very supportive of state laws such as the one that was championed by Senator Nancy Skinner (it was vetoed but may return under a new, more supportive governor). I absolutely agree that hospitals like Alta Bates provide essential community services and should be fully funded, as should services like emergency departments, trauma centers, and care to the uninsured and indigent.

If so, do you have any ideas on how to motivate them to keep it open?

With the loss of Doctors Hospital in San Pablo, so many communities are relying on Alta Bates Hospital. I am working closely with Mayor Arreguin to develop a “Hospital Overlay Zone,” which would designate Alta Bates as a community use, thereby protecting it from demolition. I am also very supportive of state laws such as the one that was championed by Senator Nancy Skinner (it was vetoed but may return next year). I absolutely agree that hospitals like Alta Bates provide essential community services and should be fully funded, as should services like emergency departments, trauma centers, and care to the uninsured and indigent.

Do you support single-payer healthcare in California?

I strongly support single-payer healthcare in California and nationwide (Medicare for All). I helped spearhead - or played key support - support for SB 562 resulted in a number of organizational endo

20. Anything Else?

Is there anything else you would like us to know about you?

Here are some overviews about me and my candidacy for this office as well as, previously, the Berkeley Rent Board:

<http://www.dailycal.org/2018/04/11/berkeley-housing-advisory-commission-chair-igor-tregub-run-city-council-district-1/>

<https://www.berkeleyside.com/2016/10/17/election-2016-who-is-igor-tregub>

I am the only candidate for this seat to be endorsed by every organization and labor union (with the exception of the Berkeley Police Association) that has endorsed in my race, by the majority of the Berkeley City Council (including Mayor Jesse Arreguin and Councilmembers Kriss Worthington and Kate Harrison) and by progressive champions like Jovanka Beckles, Gayle McLaughlin, Delaine Eastin, former Mayor Gus Newport, former Councilmember Ying Lee, Assemblymember Tony Thurmond, Former Assemblymember Sandre Swanson, Insurance Commissioner Dave Jones, and Senate Pro Tem Emeritus Kevin de Leon. I am also the only candidate endorsed by a broad coalition of nearly 100 elected officials (including nearly a dozen current and former members of the Berkeley City Council) and community leaders like NAACP Berkeley President Mansour Id-Deen and NAACP Berkeley Vice-President Winston Burton.

For a full list of endorsers, which also include the Sierra Club, California Nurses Association, Berkeley Progressive Alliance, Berkeley Citizens Action, and the Berkeley

Tenants Union Steering Committee, please see <http://www.igortregub.com/endorsements>. As a thrice-endorsed candidate for the Berkeley Rent Board by the Green Party, I would be honored to earn your support for our grassroots, people-powered, and corporate-free campaign for the Berkeley City Council and a Berkeley we can all call home as well.

21. Have you signed either of the following pledges?

A. For democracy: <https://movetoamend.org/candidate-questionnaire>

YES

B. For peace: <http://www.peacelegislators.org/pledge-form/>

YES